GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Planning Department – Loans and advances – House Building Advance – Sanction an amount of Rs.12,30,000/- to Sri.Y.Venkateswarlu,Special Category Stenographer,Planning Department towards House Building Advance (Construction) – Sanctioned – Orders – Issued.

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PLANNING(II) DEPARTMENT

G.O.Ms.No.7 **Dated:16.07.2021**

Read the following

1. G.O.Ms.No130,Finance(HR.VI-A&L-TA)Dept, dated:01.07.2016.
2. G.O.Rt .No:1295, Finance (HR-5 – TFR & A&L AND EWF) Department,Dated:04.06.2021.
3. Applications from Sri Y.Venkateswarlu, Special Category Stenographer dated:23.06.2021.

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ORDER:

Under Art. 233-A of the A.P.F.C. Volume-I and the rules governing grant of loans to Government Servants for house building purposes, Government hereby sanctioned an amount of Rs.12,30,000/- (Rupees Twelve Lakhs Thirty Thousand only) to Sri.Y.Venkateswarlu,Special Category Stenographer, Planning Department forconstruction of house at plot comprising the area of 58.66 square yards,situated at Survey No. 290/3, Akula Street, Kadapa Urban, Kadapa District.

2. The Advance sanctioned in Para.(1) above shall be disbursed to Sri.Y.Venkateswarlu,Special Category Stenographer, Planning Department in three installments subject to the following conditions:

i. The first installment of Rs.4,10,000/-(Rupees Four Lakhs Ten Thousand only) be paid executing on surety bond in the prescribed form.
ii. The second installment of Rs.4,10,000/-(Rupees Four Lakhs Ten Thousand only) shall be paid on his mortgaging the site in favour of the Government along with the building to be constructed thereon;
iii. The third and final installment of Rs.4,10,000/-(Rupees Four Lakhs Ten Thousand only) shall be paid after construction of building reaches the roof level and on production of necessary certificate from the competent authority that the development of the area in which the House built is provided with all the facilities such as water supply, lighting, roads, drainage&sewerage.
iv. The house site must be mortgaged to Government within 2 months from the date of drawal of first installment, failing which; the loanee shall be liable to refund the entire amount to Government together with the interest thereon.

3. The grant of advance to the above individual for construction of the house is also subject to the following conditions:

i. That the construction of the house shall be carried out exactly in accordance with the approved plan and specifications on the basis of which the amount of advance has been completed and sanctioned. The plan and specifications must not be departed from without prior concurrence of the Government and that the grantee shall certify when applying for advance admissible at the roof level that the construction is being carried out strictly in accordance with the plan and estimates furnished by him to the Government that the construction has actually reached roof level and that the amount already drawn has actually been used in the construction of the house.
ii. The construction of the house shall be completed within 18 months of the date on which

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the 1st installment of the advance is paid to the grantee. Failure to do so willrender the grantee liable to refund the entire amount advanced to his/her together with interest due there on in one lump sum. The date of completion of the house must be reported to the Government immediately without any delay.

iii. Immediately on completion of the construction of the house the grantee shall insure the house at his own cost for a sum not less than the advance with interest due thereon and shall meet the house so insured against damage by fire, flood of lightning till the advance with interest due thereon is fully repaid to the Government and deposit the policy with the Government.

iv. The house must be maintained and repaired at his own cost and he shall pay allmunicipal and local taxes regularly until the advance with interest due thereon is repaid in full. He shall keep the house free from all encumbrances.

v. The grantee has furnished his consent statement for the recovery of the entire advance of Rs.12,30,000/- and interest thereon before his date of retirement.

4. The advance shall be recovered in (150) monthly installments at the rate of Rs. 8,200/- (Rupees Eight Thousand Two Hundred only. And the interest at the rate of 5.5% will be charged on the advance taken and the interest shall be recovered in (10) monthly installments.

5. The recovery shall commence after the completion of 18 months from the month in which the first installment of HBA is drawn or completion of the house whichever is earlier. The interest will be charged from the date of payment of first installment of the advance.

6. Any amount drawn in excess of the expenditure incurred shall be refunded forth- with, with interest, if any, due thereon.

7. The insurance policy should be forwarded together with a letter addressed to theInsurance Company, that the Government are interested in the policy secured.

8. It will be open to the grantee to repay the amount in shorter periods if he so desires. The balance of the advance with the interest remaining unpaid on the date ofretirement or death preceding retirement should be recovered from the whole or any specified part of the Retirement Gratuity that may be sanctioned to him.

9. In case the grantee does not repay the balance of the advance due to Governmenton or before that date of retirement, it should be open to Government before the security of the mortgage at any time thereafter and recover the balance of advance due together with interest and the cost or recovery by sale of the house or in such other manner as may be permissible under the law. The recovery of the advance shall be affected through the monthly pay/leave salary bills of the grantee. If the grantee ceases to be in service for any reason other than the normal retirement/superannuation or if he dies before the repayment of the advance in full, the entire outstanding amount of advance shall be payable to the Government forthwith. Failure on the part of grantee or his successors in interest to repay the advance for any reason whatsoever, will entitle the Government to enforce the mortgage or to take such other action as may be permissible under the law. The property mortgaged to the Government shall be re-coveneyed to the grantee or his successors in interest, as the case may be, after theadvance together with interest due thereon, has been repaid to the Government in full.

10. Surety bond need not be obtained from the individual as he is a permanent Government servant.

11. The first installment of the advance of Rs.4,10,000/-(Rupees Four Lakhs Ten Thousand only/-) sanctioned to him in para 2(i) above shall be paid to Sri.Y.Venkateswarlu,Special Category Stenographer, Planning Department from out of the funds provided in Memo 3rd read above and it shall be debited to the Head of Account “MH 7610 – Loans to

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Government Servants – MH.201 – House Building Advance, SH.(05) Loans to other Officers,001-Loans to other officers".

12. The Planning (Claims) Department is requested to draw and disburse the advance of Rs.4,10,000/-(Rupees Four Lakhs Ten Thousand only/- sanctioned in para 2 (i) above, to Sri.Y.Venkateswarlu, Special Category Stenographer., Planning Department and they shall recover the advance as detailed in para (4) above.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

VIJAY KUMAR Gsrkr
E.O.SECRETARY TO GOVERNMENT

To
Sri.Y.Venkateswarlu,Special Category Stenographer, Planning Department.
Copy to:
The Planning (Claims) Department.
The Deputy Pay and Accounts Officer, Secretariat Branch, Velagapudi, Amaravathi.
The Pay and Accounts Officer, Ibrahimpatnam, Vijayawada.
The Principal Accountant General (A&E), A.P. & T.S.,Hyderabad.
SF/SC's

//FORWARDED::BY ORDER//

SECTION OFFICER